





£350,000

Set in a highly desirable development close to local amenities, schools and the M1 this beautifully presented two bedroom home lies within a Cul De Sac and briefly comprises lounge to the front with bay window, modern fitted kitchen/dining room, modern shower room and landscaped rear garden. the property is offered to the market with NO ONWARD CHAIN.

Property Description

Storm Porch

Front Door to:

Entrance Hall

Radiator, meter cupboard, built in cupboard, door to:

Lounge

Double glazed window to front aspect, wooden flooring, radiator, TV point. Stairs rising to first floor, door to:

Kitchen/Dining Room

Double glazed window to rear aspect, double glazed door to rear garden. Range of wall mounted and floor standing units with work surfaces over. Integrated fridge/freezer, dishwasher, oven with hob and extractor over. Integrated eye-level microwave, space for washing machine.

Landing

Access to partly boarded loft space, doors to all rooms:

Bedroom One

Double glazed window to rear aspect, radiator.

Bedroom Two

Double glazed window to front aspect, radiator.

Bathroom

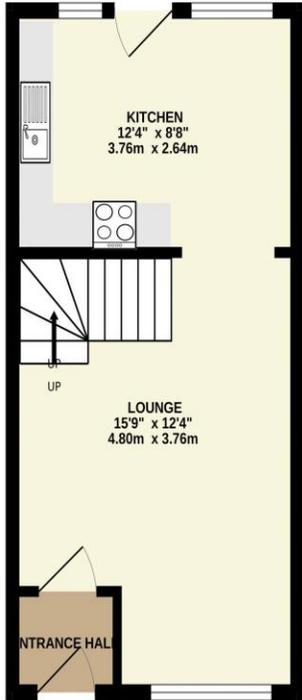
Modern fitted suite comprising low level WC, wash hand basin and shower unit. Fully tiled walls and flooring, extractor fan and heated towel rail. Built in storage cupboard.

Outside

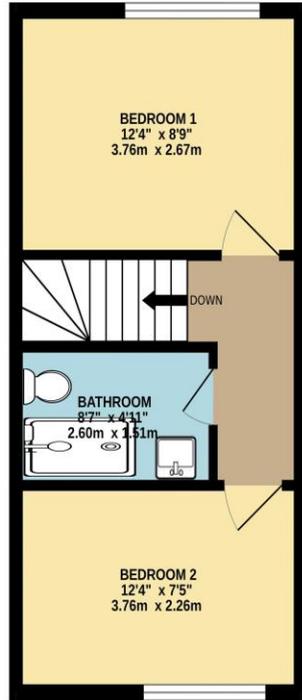
Rear Garden

Low maintenance enclosed rear garden with shingled area, steps rising to artificial lawn, decking and raised planters.

GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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